CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- MARCH 19, 2021 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Timothy Knudsen Zurich Esposito Brian Sanchez Jolene Saul Sam Toia

Chairman Knudsen called the meeting to order at 9:05 AM. Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the February 19, 2021 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the March 19, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

8-20-S ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Ruben Salgado dba 4630 W Augusta Inc.

OWNER: Ruben Salgado

PREMISES AFFECTED: 4630 W. Augusta Boulevard

SUBJECT: Application for a special use to establish a small venue (banquet

hall) on the second floor of an existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

64-20-S ZONING DISTRICT: B3-1 WARD: 12

APPLICANT: El Expreso Group, LLC

OWNER: Mer-Car Corp

PREMISES AFFECTED: 3501 S. California Avenue

SUBJECT: Application for a special use to establish a bus turn around (Major

Utility). **Withdrawn**

REGULAR CALL

92-21-Z ZONING DISTRICT: RS-3 WARD: 10

APPLICANT: Saul Valdivia **OWNER:** Same as applicant **PREMISES AFFECTED:** 11044 S. Avenue F

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.68' to 20.19' for a proposed rear two- story addition

with an attached two car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

93-21-Z ZONING DISTRICT: C2-2 WARD: 29

APPLICANT: Batter & Berries, LLC **OWNER:** Juan & Only, LLC

PREMISES AFFECTED: 5924 W. Chicago Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to serve a proposed restaurant with an outdoor

patio that is within 125' of a residential zoning district.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

94-21-S ZONING DISTRICT: B3-1 WARD: 10

APPLICANT: Supreme Cuts Barber Studio PLLC

OWNER: George Glastres

PREMISES AFFECTED: 13256 S. Brandon Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

95-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Rachel and Daniel Sandler

OWNER: Same as applicant

PREMISES AFFECTED: 1957 N. Wilmot Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 22.5', north side setback from 2' to zero (south to be zero), combined side setback from 4' to zero, rear setback from the garage to the rear property line/ alley from 2' to 1' for a proposed detached two car garage with roof deck, access stair and access

bridge.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

96-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Rachel and Daniel Sandler

OWNER: Same as applicant

PREMISES AFFECTED: 1957 N. Wilmot Avenue

SUBJECT: Application for a variation to relocate the required 130 square feet

of rear yard open space to a proposed garage roof deck with access stair and access bridge from the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

97-21-Z ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: ZSD Madar, LLC
OWNER: Herzog Fixture Co. Inc.
PREMISES AFFECTED: 6 N. Carpenter Street

SUBJECT: Application for a variation to reduce the required off-street loading

spaces from one to zero for a proposed six-story, thirteen dwelling unit building with ground floor commercial use and twenty-four

parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

49-21-S ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: ZSD Madar, LLC
OWNER: Herzog Fixture Co. Inc.
PREMISES AFFECTED: 6 N. Carpenter Street

SUBJECT: Application for a special use to establish a six-story, thirteen

dwelling unit building with commercial use under 20% of the lot

area on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

98-21-Z ZONING DISTRICT: B2-3 WARD: 39

APPLICANT: 3244-50 West Bryn Mawr, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3244-50 W. Bryn Mawr Avenue

SUBJECT: Application for a variation to reduce the rear setback on floor

containing dwelling units from 30' to 3' for a proposed five-story, thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and attached thirty-car garage with ground

floor commercial use.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

99-21-Z ZONING DISTRICT: B2-3 WARD: 39

APPLICANT: 3244-50 West Bryn Mawr, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3244-50 W. Bryn Mawr Avenue

SUBJECT: Application for a variation to reduce the loading requirements from

one stall to zero for a proposed five-story thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and an attached thirty-car garage with ground floor commercial

use.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

At 11:25 AM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:35 AM.

At 11:35 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:35 AM.

100-21-S ZONING DISTRICT: RM-5 WARD: 5

APPLICANT: Shorewind Towers and Court, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2344 E. 70th Place

SUBJECT: Application for a special use to establish a forty-eight stall

accessory parking lot to satisfy the twelve required accessory parking spaces and thirty-six non-accessory stalls for the conversion of the sixteen-story, one hundred seventy-eight dwelling unit building to a one hundred ninety dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

101-21-Z ZONING DISTRICT: RM-5 WARD: 5

APPLICANT: Shorewind Towers and Court

OWNER: Same as applicant **PREMISES AFFECTED:** 2344 E. 70th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 7', easy side setback from 5' to 1.96' (west to be 7'), combined side setback from 10' to 8.96' to expand the existing parking lot to a forty-eight-parking space lot to serve the existing sixteen-story, one hundred seventy-eight dwelling unit building to

a one hundred ninety dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

102-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: MK Construction & Builders Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2344 W. Medill Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 20' for a proposed two-story, single family

residence with open metal deck and detached two-car garage with

roof decks and access stair in rear.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

103-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: MK Construction and Builders Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2344 W. Medill Avenue

SUBJECT: Application for a variation to relocate the rear yard open space of

225 square feet / 15' minimum side length to a garage roof deck for a proposed two-story, single family residence with open metal deck and detached two-car garage with roof deck access stair in

rear.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

104-21-Z ZONING DISTRICT: RM-5.5 WARD: 27

APPLICANT: 955 Grand Adventures, LLC

OWNER: Same as applicant PREMISES AFFECTED: 955 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear south setback from

50' to 6.31'*, east side setback from 5' to 3' for a proposed four-

story addition to an existing private school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

105-21-Z ZONING DISTRICT: RM-5.5 WARD: 27

APPLICANT: 955 Grand Adventures, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 955 W. Grand Avenue

SUBJECT: Application for a variation to eliminate the required 10' x 50'

loading berth to serve an existing private school with a proposed

four-story addition to an existing private school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

106-21-Z ZONING DISTRICT: RM-5 WARD: 43

^{*}Amended at the hearing

APPLICANT: Stephanie and John Harris

OWNER: Same as applicant **PREMISES AFFECTED:** 1425 N. Astor Street

SUBJECT: Application for a variation to reduce the north side setback from

the required 4' to zero, south side setback from 4' to zero,

combined side setback from 10' to zero. rear setback from 42.29' to 10.75', the rear property line to the attached garage from 2' to 0.3'

for a proposed rear one-story enclosed walkway addition

connecting the existing building and new attached two car garage and new 10.5' tall masonry wall at the rear of the existing five-

story single family residence.

Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas – Chairman; nays – Esposito, Sanchez,

Saul, and Toia.

At 1:15 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:48 PM.

At 1:48 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 1:48 PM.

107-21-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: 3308 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3010 W. Montrose Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building with a detached six car garage with roof deck and rear access

bridge.

Continued to April 16, 2021

108-21-Z ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: 3308 W Montrose, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3010 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage

with roof deck and rear access bridge.

Continued to April 16, 2021

109-21-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: 3308 W Montrose, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3014 W. Montrose Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with detached six car garage with roof deck and rear access bridge.

Continued to April 16, 2021

110-21-Z ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: 3308 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3014 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six-car garage

with roof deck and rear access bridge.

Continued to April 16, 2021

111-21-Z ZONING DISTRICT: RT-4 WARD: 22

APPLICANT: Lawndale Christian Health Center

OWNER: Board of Education

PREMISES AFFECTED: 2345-49 S. Christiana Avenue

SUBJECT: Application for a variation to establish a 10% increase to the

maximum gross floor area of any commercial establishment to allow the expansion of an existing accessory health care center to

5,493* square feet within an existing high school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

112-21-Z ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Chicago Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 6631 N. Bosworth Avenue

SUBJECT: Application for a variation to allow a permitted non-residential use

in a residential district to exceed the allowable floor area with a proposed three-story addition (1,443 square feet) to the existing

three-story high school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

113-21-S ZONING DISTRICT: C1-5 WARD: 46

APPLICANT: Uptown Covenant Church
OWNER: 1140 W. Wilson Flats, LLC
PREMISES AFFECTED: 4612 N. Clifton Avenue

SUBJECT: Application for a special use to establish a religious assembly in an

existing three-story mixed- use building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

114-21-S ZONING DISTRICT: B3-1 WARD: 12

^{*}Amended at the hearing

APPLICANT: CS One Real Estate Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3947 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a one-story addition onto

an existing one-story retail building located on a lot that contains

an existing three pump gas station. Continued to April 16, 2021

115-21-Z ZONING DISTRICT: B2-3 WARD: 48

APPLICANT: Tempus Group Holding **OWNER:** Same as applicant

PREMISES AFFECTED: 5354 N. Sheridan / 1001-15 W. Balmoral Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30 to zero for a proposed four-story, fifty dwelling unit

building with twenty on-site parking spaces.

Motion to approve made by Chairman. Second by Toia.

Motion failed 1-4; yeas – Sanchez; nays – Chairman, Esposito,

Saul, and Toia.

116-21-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2141 West Belmont, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2141 W. Belmont Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

117-21-S ZONING DISTRICT: B1-2 WARD: 32 APPLICANT: 3055 Lincoln Salon, LLC dba Metro Salon Suites

OWNER: 3051-57 Lincoln, LLC **PREMISES AFFECTED:** 3055 N. Lincoln Avenue

SUBJECT: Application for a special use to establish a hair / nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

118-21-S ZONING DISTRICT: B1-2 WARD: 43

APPLICANT: Invisionit LR Inc. dba Flamant Nail Boutique **OWNER:** Development Group, LLC North Pond

PREMISES AFFECTED: 2703 N. Halsted Street

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

At 4:11 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:25 PM.

At 4:25 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 4:25 PM.

119-21-S ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: 3300 Irving Construction, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3320 W. Irving Park Road

SUBJECT: Application for a special use to convert an existing four-story, four

dwelling unit building to a five dwelling unit building by

converting the basement to a dwelling unit.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

120-21-S ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: 3300 Irving Construction, Inc.

OWNER: Sawey Properties, LLC

PREMISES AFFECTED: 3300 W. Irving Park Road

SUBJECT: Application for a special use to establish one off-site parking space

to serve the existing four-story, four dwelling unit building to be converted to a five dwelling unit building located at 3320 W.

Irving Park Road.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

121-21-S ZONING DISTRICT: B3-5 WARD: 50

APPLICANT: Heritage Russian Jewish Congregation

OWNER: Same as applicant

PREMISES AFFECTED: 2855 W. Touhy Avenue

SUBJECT: Application for a special use to establish a three hundred eighteen

seat religious assembly facility with eight on-site parking spaces. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

122-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Rich Gillman
OWNER: Same as applicant
PREMISES AFFECTED: 1243 N. Marion Court

SUBJECT: Application for a variation to reduce the front setback along N.

Honore from the required 25.21' to 2', individual side setbacks from 2' to 1' on the north and 3' on the south, combined side setback from 4.8' to 4' and the parking setback from the property

line to prevent obstruction of the sidewalk by parked cars from 20' to 2' for a proposed single-family residence and detached garage

on a substandard through lot.

Motion to approve made by Chairman. Second by Toia.

Motion failed 1-4; yeas - Esposito; nays - Chairman, Sanchez,

Saul, and Toia.

123-21-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Lakeview Beer Wine & Spirits Inc. **OWNER:** Debra Wolf Investments Trust

PREMISES AFFECTED: 3221 N. Broadway

SUBJECT: Application for a special use to establish a liquor store.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

124-21-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: LM Catering, LLC
OWNER: Leavittown Lofts, LLC
PREMISES AFFECTED: 327 N. Bell Avenue

SUBJECT: Application for a special use to establish a small venue (1-149)

occupancy) located on the second floor only within an existing

three-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

125-21-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: LM Catering, LLC

OWNER: Vcor Asset Management, LLC

PREMISES AFFECTED: 330 N. Leavitt Avenue

SUBJECT: Application for a special use to establish an accessory off-site

parking lot containing twenty-two parking stalls to serve the proposed small venue use located at 327 N. Bell Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

126-21-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Thistle & Palm Salon, LLC

OWNER: 1657, LLC

PREMISES AFFECTED: 1657 W. Division Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

127-21-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: CIBC Bank USA **OWNER:** Same as applicant

PREMISES AFFECTED: 3040 W. 111th Street

SUBJECT: Application for a special use to expand an existing bank with drive

through facility by adding an ATM with drive through facility.

Continued to April 16, 2021

128-21-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Green Beginnings, LLC Ogden Carroll 2016 LLC **PREMISES AFFECTED**: 1376 W. Carroll Avenue

SUBJECT: Application for a special use to establish and operate a day care

facility in excess of 4,500 square feet but less than 12,000 square

feet within an existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

CONTINUANCES

420-20-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Fuzzy Urban Tails, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2608 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a dog boarding kennel

and daycare.

Continued to April 16, 2021

12-21-S ZONING DISTRICT: M1-2 WARD: 25

APPLICANT: Chicago Egret Badminton, LLC

OWNER: 1930 W. 17th, LLC **PREMISES AFFECTED:** 1936 W. 17th Street

SUBJECT: Application for a special use to establish a badminton (sports and

recreation participant) facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

33-21-S ZONING DISTRICT: M1-1 WARD: 24

APPLICANT: Govind Associates, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3501-05 W. Roosevelt / 1200-14 S. St. Louis Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed fast-food restaurant.

Continued to April 16, 2021

37-21-S ZONING DISTRICT: PMD-9 WARD: 28

APPLICANT: Canna B Growth, LLC

OWNER: Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

SUBJECT: Application for a special use to establish a cannabis craft grow

facility.

Continued to April 16, 2021

38-21-S ZONING DISTRICT: PMD-9 WARD: 28

APPLICANT: Canna B Growth, LLC

OWNER: Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

SUBJECT: Application for a special use to establish a cannabis processor

facility.

Continued to April 16, 2021

43-21-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Just Us Salon OWNER: DSK, LLC

PREMISES AFFECTED: 4056 W. Division Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

45-21-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Beyoutiful Beauty Bar, LLC **OWNER:** 95th Street Commons, LLC

PREMISES AFFECTED: 2042 W. 95th Street

SUBJECT: Application for a special use to establish a beauty / nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

60-21-Z ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: Real Vet West Loop, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 451-57 N. Elizabeth Street

SUBJECT: Application for a variation to reduce the front setback from the

minimum required 12' to zero, rear setback from 30' to 12' for a proposed three-story veterinary, animal boarding and day care establishment with basement and seventeen car parking lot.

Continued to April 16, 2021

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:27 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 8:16 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 25-21-Z, 34-21-Z, 35-21-Z, 36-21-Z, 40-21-S and 41-21-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2021, with the exception of Board Cal. Nos. 57-21-Z, 58-21-Z, 59-21-Z, 61-21-S, 87-21-S, 89-21-Z, 90-21-Z and 91-21-Z made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 8:27 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.